

SAN DIEGUITO PLANNING GROUP
P. O. Box 2789, Rancho Santa Fe, California 92067

MINUTES OF MEETING

DECEMBER 15, 2011

1. CALL TO ORDER: 7:08 P.M. PLEDGE OF ALLEGIANCE
PRESENT: Willis, Christenfeld, Jones, Dill, Liska, Epstein, Lemarie, Arsivaud-Benjamin
ABSENT: McGee, Schlosser, Weinstein, Marks, Clotfelter
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
 - A. Lois Jones passed an article about the Mountain being moved by LACMA to downtown Los Angeles, and an article of the water issues mounting for Southern California. Both articles were from the Los Angeles Times.
 - B. Bruce Liska reports the status of the SDGE Power lines. Upcoming Via de la Valle stoppage will need to be scheduled at 5:00 am, on a Sunday morning.
 - C. Jacqueline Arsivaud-Benjamin reports on the Reduction of Red Tape Task Force, and will be scheduled to be in front of BOS on February 29th.
 - D. Bruce Liska explains that the CEQA report he received for review will be for the Zoning Ordinance Update process.
5. GENERAL PLANNING ITEMS:
 - a. **General Plan Update;** Community Plans, Draft Residential Guidelines **POSTPONED to 1-5-2012**
 - b. **Plans for Expenditure of PLDO funds – Request by County Parks and Recreation for amendments or additions to San Dieguito Planning Area Priority List for 5-year plan** – please submit proposals to the chair, vice chair, or secretary in advance of the meeting if possible. **POSTPONED to 1-5-2012**
 - c. **Indian Trust Land – putting additional land outside existing reservations into trusts for development without zoning regulations. POSTPONED to 1-5-2012**
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A, **Rancho Cielo SPA05-004, TM5440, TM5441; Replacement Maps, project totals 23.06 acres, 11 condominium DUs on 'Village Center' parcel, 31 condominium DUs on 'Parcel H';** located at the intersection of Via Ambiente and El Brazo, Camino De Arriba, APNs 265-270-71, 264-410-02, 264-382-16. Applicant: Rancho Cielo Estates, Ltd., Applicant's representative: Robert Chase, Fuscoe Engineering, (858) 554-1500; DPLU Planner: Dennis Campbell, (858) 505-6380; SDPG Planner: Doug Dill, (760) 736-4333. **POSTPONED to 1-5-2012**
 - B. **P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen.** Proposed church in Santa Fe Valley Specific Plan area – 1000 seat main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone **[To be continued**

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– probably to January for design changes]

- C. STP 11-008 **Ralph's Ranch Site Plan Review – D1Designator – Alva and Ralphs Ranch Road, 4S Ranch** - includes review of grading and brush management standards of 4S Ranch SPA apn 678-030-09, 678-031-01-00 Applicant Contact: Lee Vance Planner: Paul Marks **[to be continued] POSTPONED to 1-5-2012**

D.

- E. **D-Design Review Waiver @ 16615 Dove Canyon [To be continued]**

- F. **STP 01-062W3 S01-062 Ratification of Appeal by Planning Group Chair of Decision of Director: Cielo Village** - New monument sign located at n/w corner of DD Hwy & Calle Ambiente apn 265-493-09-00. – possible 2nd vote to clear up any confusion with prior vote.

MOTION by Lois Jones to ratify the actions of the Chair to submit an appeal in opposition of the project.

Ayes = 8

nos = 0

abstain = 0

- G. **Sprint Olivenhain Tank 2 Elfin Forest** 19404 Fortuna del Este, 92029 New equipment cabinets in 12' x 20' concrete block enclosure, antenna sectors of 5 antenna each, Don Willis

Don Willis recommends the applicant meet the following conditions: The antennas should be buried 15" into the foliage of the tree to better camouflage them, service lights must be on a working timer, the walls surrounding the control box must be of natural colors to blend into the topography, the wall needs some landscaping and the adjacent trees to the mono-pine be maintained for the life of the facility, the control box should be insulated to prevent ANY noise pollution, and the tree be inspected annually and repaired as needed. It is also recommended the applicant contact the Paint Mountain Association to present this project.

Due to one member's necessity to abstain from the vote, we do not have a quorum, so the project will be **CONTINUED TO 1-19-2012**.

- H. **3813-11-001 [REZ 11-001] – TM 5669 –SPA-11-001, STP 11-014] - Crosby Enclave apn 267-190-03-00 s/e corner of Del Dios Hwy and Bing Crosby Boulevard, north side of entry to Crosby Estates** – requires rezone from S88/A70/RR to RS7, specific plan amendment, site plan review, and subdivision map; Proposal would increase density from 3 single family residential units to 15 lots with 13 dwelling units on 8 acres, entry from Bing Crosby Blvd. - @ 52% of property below 15% slope, with >40% above 50% slope – minimum net lot size @6300 sq. ft. [@ 0.15 acre] Owner: TOR Investments; Applicant California West Communities – contact Dan Rehm 858-558-4500 Planner: TBA

In the absence of our representative but with a full house, we chose to hear the applicant's presentation and the subsequent audience input. 6-8 members of the developer, including the CEO, were in attendance. These properties will be annexed into The Crosby HOA.

Carole Hogan, Chair of the HOA, spoke in support of the project. Due to our current economic climate, their board feels this project will be better suited to realizing development than to attempt a 3 unit estate development.

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Peter Shapiro, Chair of the Design Review Committee for the HOA, also spoke in favor of the project. The applicant had worked with the Committee to meet the criteria of the Community Design Guidelines.

Ellis McKay, resident of The Crosby, also spoke in support of the applicant and their efforts. The history of the performance of the applicant in The Crosby has left a positive impression as evidenced by the comments made tonight. She also commented on the new economic atmosphere more conducive to the proposed project.

The concerns brought up by Planning Group included the increase in density (add'l 10 units), the size of the homes – approx 3,000 sf, and that one of our members has not yet had an opportunity review and make his comments and recommendations. As such, we will continue this project until our members have had a chance to see the Scoping Letter and reviewed the project. Don Willis will review the project and the scoping letter, and report back. **CONTINUED TO 1-5-2012**

- I. P 03-100 W1SD 0776 Polo Plaza, ATT Mobility wireless communication facilities**, modification of existing major use permit – installation of 12 new antennas and remote radio units on roof area of building on Via de la Valle. Includes removal of six (6) existing 48" surface-mounted panel antennas.

MOTION by Don Willis to recommend approval of the project as presented.

AYES = 8

nos = 0

abstain = 0

7. REPORTS AND GENERAL DISCUSSION:

DEL DIOS
PARKS / TAC/COUNTY PARKS
GENERAL PLAN 2020 + COMMUNITY PLAN
SAN DIEGUITO RIVER PARK
4S RANCH
RSF ASSOCIATION
ROADS & TRAFFIC / SANDAG
EL CAMINO REAL/VIA DE LA VALLE
ELFIN FOREST

NICOLAS CHRISTENFELD
JACK MC GEE
LOIS JONES
BRUCE LISKA/CHACO CLOTFELTER
TOM HICKERSON
BILL SCHLOSSER/LOIS JONES
BILL SCHLOSSER
DON WILLIS/JACK McGEE
DOUG DILL / JACQUELINE ARSIVAUD-
BENJAMIN

8. ADMINISTRATIVE MATTERS:

- A.** Consideration and comments on circulation mail
- B.** Future agenda items and planning
- C.** Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken, except as noted above.

Meeting adjourned at 9:00 pm

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